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The Site Question

AT THE UNIVERSITY OF MANITOBA

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By

A. H. REGINALD BULLER

B. Sc. (London), Ph. D. (Leipzig),
D. Sc. (Birmingham)
Professor of Botany at the University of Manitoba

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THE UNIVERSITY SITE

Published in the Manitoba Free Press
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The Present Site.

The present site of the University consists of six and three-quarter acres of land on the north side of Broadway, opposite the drill hall. Erected thereon is a solitary building, constructed (like the adjacent jail) of yellow brick. Within its walls is carried on the teaching work of the University which so far is limited to science.

The Sites of Other Universities.

One of the most fundamental necessities of any university is a suitably situated and sufficiently large site. The size of the site required for a modern institution can best be indicated by quoting a few examples. Madison, in Wisconsin, has 460 acres and Cornell something like 300 acres. When the writer was visiting the University of Minnesota at Minneapolis, he was informed that the site covered 55 acres and that hopes were entertained that it would be considerably extended. The University of Birmingham has a central site of several acres which has become much too small. A generous citizen gave the University 25 acres in one of the suburbs. Upon this site the new buildings are going up but already the insufficiency of the 25 acres is quite certain and a large plot of new land will have to be procured for students' residences, athletics and so forth.

Miscalculations of Older Universities.

Many of the older universities have sadly miscalculated the extent of ground which has proved necessary for their development. Glasgow University, for instance, had to make an expensive move from the centre of the town some thirty years ago in order to allow of expansion. But even then the institution chose

too small a site in consequence of which mistake the athletic grounds are now being sacrificed for building purposes. The Liverpool University is badly cramped for space. However, to come nearer home, McGill has much too small a campus. A visitor to this splendid seat of Canadian learning must at once recognize that the various buildings are already much crowded and that future extensions will be greatly hampered in consequence of the site being too limited.

Our Own Site is Much Too Small.

In view of the foregoing facts and of many others which could be added to them, it seems to me clear that six and three-quarter acres will not be nearly sufficient for the future needs of the University of Manitoba. During the last six weeks I have made a point of discussing the University site question with a considerable number of prominent citizens in Winnipeg and in no instance have I found any one really satisfied with the Broadway site. On the other hand disapproval with regard to it has been expressed in no uncertain tones both by members of the University Council and by those who interest themselves in the University from without. A member of the Council in a recent article of the Farmer's Advocate says: "As well breed an elephant in a bird-cage as expect a great university to develop within the petty potato-patch . . . assigned to the present University of Manitoba." Equally uncomplimentary remarks about the site have been made to me personally. The concensus of dissatisfaction appears to be very general if not complete.

From a study of the development of other universities, it must surely be admitted that the present site of our own is far too small. We cannot afford to ignore this fact, and in discussing the future policy of the University it ought carefully to be borne in mind. We should be lacking in the most elementary wisdom if we disregarded the plain teaching given by the experience of older institutions.

Importance of Procuring a New Site Now.

If the University is to grow with the growth of the Province and to become a first-class organization a much larger site will have to be procured, in all probability within a comparatively few years. The writer believes, owing to a number of circumstances, that now is the best time for procuring the land required. St. John's is about to erect a new college. A site has been secured near Fort Osborne. Wesley is about to build a women's college, on a site not far from the University. The University building is already too small for even the present requirements of the depart-

ments of science and a new building must surely be erected before long to provide increased accommodation. At least three new buildings costing probably something like $150,000 will, therefore, be put up within the next few years. If a new site is to be obtained it should be obtained now, without any further delay, and these three buildings should be erected upon it. The more money the University and affiliated colleges put into bricks and mortar under present conditions, the more costly and inconvenient it will be to make a move when the growth of the University makes such a move compulsory.

Another important reason for obtaining a new site at once is to be derived from the fact that land in Winnipeg is rapidly rising in value. So long as our city continues its present rate of growth it seems highly probable that the price of land within its boundaries is not likely to decline but rather to continue steadily rising. All large pieces of land, desirable for building purposes and within a reasonable distance of the centre of the city are likely within the near future to be cut up into lots and to have houses erected upon them. The longer the University waits, therefore, the more expensive and difficult will it be to procure a suitable site.

The Size of the Required Site.

Judging by the experience of older universities it seems to me that the University of Manitoba should not consider the purchase of any site of less than twenty-five acres and ought to procure at least 200 acres. An attempt will be made to discuss the ways and means for obtaining a University site of the size just suggested.

Could the Present Site be Enlarged?

Let us first enquire whether the present site could be enlarged. If we attempted to extend to Colony street on the one hand and to Graham avenue on the other, it would cost us at least $750,000, even if the many owners would sell their lands and houses without putting on excessive valuations. It is plain that the University could not finance such a scheme. The extension suggested would therefore be quite impossible. Perhaps the All Saints' Church site, west of the University grounds, might be purchased before long, but unfortunately it is less than two acres in extent and would, therefore, go but a little way toward meeting the requirements of the future.

Fort Osborne, on the south side of Broadway, is exactly opposite to the University and covers an area of about twenty acres. If this, together with a small tract of land which would provide a frontage on the Assiniboine river, could be added to the six and

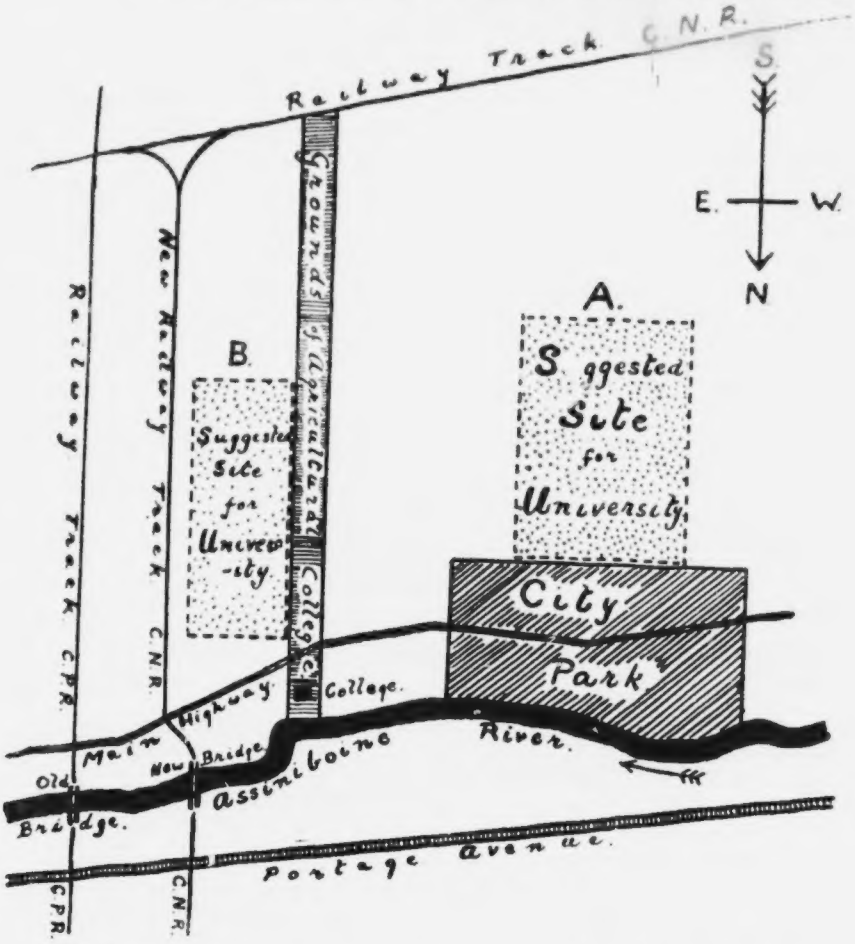
three-quarter acres the University already holds, the site question might be considered as solved. The site even then would be too small rather than too large. It would, however, be very central, in consequence of which the University would be most conveniently situated for students, teachers and public alike. Its position would certainly help in commanding that civic interest which is a University's just due. Fort Osborne was given by the Hudson Bay Co. to the Dominion Government for military purposes only, and accordingly is being used for such. It contains barracks, the drill hall, officers' quarters, the old powder magazine and riding stables. Recently a new powder magazine and ordnance stores have been added, and it is generally understood that next summer a new armoury is to be built and further accommodation provided for the existing regiment and proposed Highland regiment. It would probably be very difficult, if not impossible, to get the Dominion Government to change the plans which it has made and give or sell Fort Osborne to the University. Furthermore, the writer understands that the Provincial Government is desirous of procuring the fort for the extension of its own too limited grounds. The difficulties in the way of the University acquiring Fort Osborne would, therefore, be extremely great, if not insuperable.

If an adequate site is to be procured for the University, such a one as shall provide for future generations as well as our own and solve the site question once and for all, there seems to be only one thing to be done: the University must purchase a large tract of land in as suitable a locality as possible.

A Definite Site Suggested.

After a considerable amount of reflection on the site question, the definite suggestion which I have to offer is that the University should at once take steps to procure a site of 200 acres adjacent, or nearly adjacent, to the new Assiniboine park and the Agricultural College. The land in that neighborhood has not yet been divided up into lots and some 3,000 acres of it are controlled by a single corporation, namely, the Tuxedo Park Co. In the accompanying map two out of several possible sites have been plotted out. The site A, some 200 acres in extent, is on the south side of the Assiniboine park. The latter stretches over 275 acres, is well wooded and possesses a mile of river frontage, which would always be accessible to members of the University. No buildings would ever go up on the north side of the suggested site and every other advantage that a large park could bring would be fully shared by the seat of learning. The site B, suggested as an alternative to site A, is next to the Agricultural College grounds. It is wooded and an accessible river frontage would always be provided through

the grounds just mentioned. It would certainly be an advantage if the site B could extend right down to the river, but the price of river side lots is already so high that I am doubtful if the Univer-



Map showing position of two sites, A and B, either of which might be procured by the University for its future development. Site A is about 200 acres in extent and site B about 150 acres. The Agricultural College grounds cover 117 acres and the city park 270 acres. The suggested sites are owned by the Tuxedo Park Co. (The site B has now been broken up into lots and has been sold Jan. 14, 1907.)

sity would care to face such a modified scheme. It should be pointed out that site B would have most excellent communication with the town. The new railway bridge of the C.N.R. is almost certain to be accompanied by a street car bridge. A street car track is already being prepared on the main highway south of the

river. Doubtless there will soon be a loop line across the Assiniboine into Portage avenue. The latter street, which will surely become Winnipeg's greatest thoroughfare, would be within a few minutes' walk of the University and provide direct and rapid access to the centre of the town. As already indicated, there are several possible sites besides A and B in the vicinity of the Agricultural College, but for various reasons it would be impossible to discuss them now. It may be mentioned, however, that if the University wished, it could obtain a 200 acre site directly on the Assiniboine river a short way west of the park.

The Advantages of the Suggested Site.

The advantages of a site such as the writer has suggested are as follows:

1. The site would be large enough for all the future needs of the University.

2. It would give free access to the Assiniboine river.

3. It would be close to the Agricultural College, which will probably one day become affiliated to the University.

4. It would be adjacent or near a river side and well wooded park.

5. The site itself would be well-wooded so that the University would have a sylvan abode.

6. Probably only better class houses will be put up in the neighborhood and no factories are likely to be erected near.

7. Communication with the centre of the town would be excellent. Two street car lines would be available. Portage avenue would be within easy reach.

8. By choosing one of the sites now a place for the erection of three new buildings (those already mentioned) would be at once provided.

9. Space would be available for University athletics. A University skating rink, football ground and other similar requirements of the students could be provided.

10. A new and comprehensive building scheme could be planned which would lead to the erection of inspiring buildings of which Winnipeg and Manitoba would be proud.

11. The site could be procured in a single block. The land has not yet been broken up into lots, although this will happen next spring.

12. Choosing one of the sites suggested will solve the site question, silence many critics of the University and enlist public sympathy

The Disadvantages of the Suggested Site.

The disadvantages of choosing a site such as the writer has suggested are as follows:

1. The distance from the centre of the town is considerable. The site A, however, is only half an hour's drive from the present University. It is four miles from the post office and three miles from the Legislative Building. The suggested sites will become more and more central as the city grows. Nearly every one agrees that Winnipeg is likely to grow westward along Portage avenue. The distance argument, therefore, seems to me of little weight.

2. The site will cost a large sum of money, which the University cannot afford to pay.

A site such as I have suggested would cost the University something like $60,000. Mr. Heubach, the managing director of the Tuxedo Park Co., has informed me that the average price per acre of land for the suggested sites is $300, but that the company would be willing to meet the University in every possible way if once a definite site could be fixed upon. An option would be granted on such a site for several months. $300 an acre certainly seems to be a very high valuation as compared with that for the same land only a few years ago. Whether, however, the land is now worth the price mentioned, I must leave to experts in real estate.

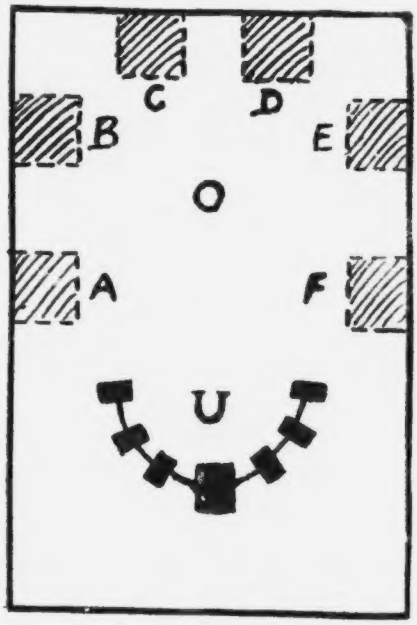
The University, if it wishes to procure one of the suggested sites, could certainly do so. Part of the University lands could be sold for the purpose. The land concerning which the reeves and sheriffs of various townships recently complained so strongly could at once be put into the market. An appeal might be made to the Provincial Government for special financial aid for a great University sheme. The University is the child of the Province. Surely the Province could not turn a deaf ear to the offspring when it pleaded for its inalienable right—a good start in life. The Broadway site was originally part of the Hudson's Bay Company Reserve. It was given by the company to the Dominion Government for public purposes. It was then given by the Dominion Government to the Provincial Government for educational purposes only. In 1899 the Provincial Government granted the site to the University for academic purposes at a nominal rent of one dollar per annum. Something, however, might well be done to obtain a *quid pro quo* if the site were given up.

At present $60,000 seems a very large sum, but the blessings of a well situated and sufficiently large site would be cheap at the price. If once the site were purchased it is probable that no one really interested in the progress of the University would ever regret it.

3. The third and perhaps most serious objection to obtaining

such a site as has been suggested is that vested interests would be disturbed.

The various Colleges have already acquired sites and erected buildings. Although the University is of much more importance to the community than any individual College can ever hope to be, the interests of the University and affiliated Colleges are in many ways closely connected, and the University is not likely to take a great stride forward without considering the effects it would have upon those institutions. I hope to show in the succeeding paragraphs that the Colleges could join in the suggested scheme and that in the end they would greatly benefit by its adoption.



Sketch containing suggestions for the use of the proposed site. U—University buildings. O—Space for athletics. A-F—Possible sites for colleges.

Development of the Site.

What is to be done with the suggested site if it were to be procured? All future University buildings would naturally be placed upon it. The plans should be made on cathedral scale and we should content ourselves by putting up for the present only such buildings as we can afford and trust to the next and more wealthy generation to complete the scheme. The buildings should be more or less in the centre of the site and might be arranged in the form

of a horse shoe as shown in the adjoining sketch. The separate buildings might all be connected by a corridor. This arrangement would allow of indefinite expansion.

The Denominational Colleges.

The Colleges should each be granted some eight or ten acres. They should sell their present ground sand buildings and put up new buildings on the permanent University site. With St. John's there could be no difficulty. The old college is to be used as a boys' school. Preparations are being made to build a new St. John's near Fort Osborne, on a site which has already been procured. The new site* could be sold probably for $15,000 and the money realized would surely be a welcome help in erecting a fine edifice in stone. The Wesley College site was bought for $25,000. It is now worth something like $75,000. The Manitoba College site, if my memory serves me, was bought for $10,000, and is now valued at about $60,000. If Wesley and Manitoba Colleges were to sell their grounds and buildings, they could, I think, well afford to put up new and better buildings than they now have on the new University site. Concerning St. Boniface College there is certainly a difficulty. The College has just been enlarged to double its previous size. Apart from this, unless I am under a very erroneous impression, it is doubtful whether the Roman Catholics would care to move their College to any site the University might choose for its future home. Probably the Catholics would prefer to keep their College in St. Boniface. However, St. Boniface should be offered just as good a piece of ground on the University site as any of the other Colleges, and it would be for St. Boniface either to join in the general scheme or decline to do so according to the interests and ideals which that institution has most at heart.

The Medical College.

A new Medical College has been erected recently near the hospital, with money raised with great patience and many sacrifices by the medical men themselves. The writer, however, feels considerable regret that the University was not able to offer the medical faculty sufficient inducements to secure the erection of the College on the University site. It would surely have been of great advantage to the medical students if the Medical College could have been adjacent to the departmnts of chemistry, physics, botany, zoology and physiology at the University. The time, how-

*The values of this and of the other sites have been much underestimated. See the addendum on this matter.

ever, will come when the new Medical College will be too s[illegible] and better accommodation still will be required. Perhaps, too, some of our generous citizens, in addition to supporting the hospitals, will do what is equally important to the health of the community, namely, give their money in aid of medical education so that the medical men of this Province shall receive the best possible training for enabling them to heal the sick. With increase of students and increase of medical staff it will probably not be many years before the medical faculty will require new buildings. It is greatly to be hoped that they will be erected on the University site. The present Medical College might be used entirely for bacteriology, pathology and clinical examinations. It is certainly a disadvantage that the suggested Assiniboine site should be three miles from the General Hospital. The best arrangement for any University is to have a large hospital within half a mile. But in many instances the hospital and University are widely separated. In Chicago the distance between the two is something like seven miles. This arrangement, however, presents no insuperable difficulties. If anatomy and physiology were studied at the University, the medical students could take their first two years' work entirely at the University and would not be obliged to go backwards and forwards between two buildings. As a matter of fact a medical student ought not to go near a hospital until his examinations in chemistry, physics, biology, physiology and anatomy have been passed. Every hour spent in a hospital [illegible] that is accomplished is so much time wasted. The medical students would thus have this course divided into two parts. The first part would be taken entirely at the University and the s[illegible] at the hospital. The purchase of the suggested site would, therefore, be in no way detrimental to the interests of medicine. If the University could only arrange to teach anatomy and physiology with a proper staff of professors and assistants in properly equipped buildings, I believe that the medical faculty would see throw in its lot with the University. Every one must admit that this would be a splendid step in strengthening and unifying the highest educational institution in the Province.

Removal Means Temporary Inconvenience and Permanent Advantages.

It is clear from the foregoing remarks that the scheme which has been suggested affects a great many people who have other interests than those of the University in their charge. Surely, however, lesser interests should give way to a larger one. Public spirit and enlightened interest in the welfare of the Province both demand it if the suggested scheme would be as beneficial [illegible]

University as the writer believes. The rebuilding of the several Colleges, whilst giving rise to a quite temporary inconvenience during removal, would surely in the end provide solid and more than compensating advantages to those institutions. If the move were undertaken it would secure that the Colleges once and for all were placed in close juxta-position to the University without any fear of future disturbance. The students would enjoy a university and an intercollegiate life such as is not now possible.

Growth of the University.

Whatever may be the policy of individuals at present, I do not doubt for one moment that in the future, and probably the near future, the University will do vastly more teaching than is done by the faculty of science. The day will surely come when the University will add to itself the faculties of arts, medicine and engineering. English, French, German, Latin, political economy, history, philosophy and so forth will be taught by University professors, and the wasteful duplication of teachers, such as now exists in the denominational colleges, will be rendered unnecessary. It will save the Colleges money when the University has an arts faculty fully established. The more conveniently situated with respect to the University those institutions come to be, the more advantageous and economical will it be for them in the end.

The Securing of an Adequate Site Should Not be Postponed.

I do not claim that the suggested site is the best possible one. In my opinion, however, it is a very good site, and if procured would settle the site question once and for all in a satisfactory manner. If anyone can find a more suitable site than the one which has been suggested, no one would be more pleased than the writer. The sooner, however, a new site is obtained the better for the University. We cannot afford to postpone the day for this important step which seems to me essential for the present and future welfare of higher education in this Province. The University is not for to-day only. It is for all time. It is therefore incumbent upon those who are its pioneers to act with great circumspection and foresight in deciding the site question. If the University Council, with every indication of the rapid and steady growth of the Province before it, and ignoring the experience of older Universities, do nothing toward obtaining a larger site and decide to put up new buildings on a plot of land of six and three quarter acres, which by very general consent is much too small, it is taking upon itself a very onerous responsibility.

Concluding Remarks.

We have had a University scheme. All honor to those who did what they did when they did. The scheme it seems to me has had its day. We surely now require a greater University scheme of some such kind as the writer has suggested. Unless a larger site is obtained, I fear that the University can scarcely hope to obtain much public sympathy or hope to rise beyond a second-class institution.

I appeal to the University authorities to consider carefully the scheme which has been made public in this article and to act with the sole aim of doing what is in the best interests of the institution in their charge. The establishment of a first-class University in our midst is not simply a matter for the local interest of Winnipeg, or even Manitoba. It is a question of national importance. Surely, therefore, the securing of a fundamental necessity for our University development, a suitable site, should receive the support and sympathy not only of the members of the University Council, but also of the citizens and Government of Manitoba.

A. H. REGINALD BULLER

The Botanical Department,
University of Manitoba, Jan. 29th, 1906

THE FUTURE SITE OF THE JOHNS HOPKINS UNIVERSITY

Published in the Manitoba Free Press, February 10th, 1906

In a previous article reasons were given for the writer's belief that in view of the future requirements for higher education in this Province, the present site of the University is much too small. A suggestion was also made that a new site of some 200 acres should be obtained at once, near the Agricultural College and the Assiniboine Park, and that the University, the denominational Colleges, and the School of Medicine should place all their future buildings upon it.

A few days ago there came into my hands the report of the President of Johns Hopkins University at Baltimore for the year 1905. One of the most interesting features of the document is the splendid scheme for moving the institution to a new and much larger site. What is actually in progress at Baltimore in university affairs might well serve as a guide and useful object lesson to all who are interested in the welfare of higher education in Manitoba.

The Johns Hopkins University was founded through the munificence of a Baltimore citizen and opened in 1876. It is at present located in the centre of the city upon grounds which have proved to be much too limited. Owing to the need for expansion steps are now being taken to remove the University to a site of more than an hundred acres in extent. The new site, known as Homewood, is some distance from the centre of the city. Plans for its development have been prepared on a large and generous scale, and when they are carried out it is safe to predict that the University buildings will be objects of pride to the citizens and one of the chief ornaments of Baltimore.

The ground plan, as will be seen from the reproduction, is from various points of view a very beautiful one and serves to show what can be done with a large site when laid out with skill and judgment for University purposes by clever architects.

So far not a single building has been erected or a path made on the new site. The plan exists on paper only. Nevertheless, both

present and future needs of the University have been allowed for in the scheme. When the ideas it contains have become embodied in building materials, future generations of students will have a splendid heritage. They will be inspired by noble buildings and by fine grounds and will surely owe a debt of gratitude to those whose wisdom and foresight at the present day are making these things possible.

In view of the very general feeling which seems to prevail in our city that the University of Manitoba should obtain a large site, perhaps a few facts from the recent history of the Johns Hopkins University may prove of interest. The movement for the change of site began in 1904. Mr. Keyser, a friend of the University, wrote to the president, Mr. Remsen, and generously offered to the board of trustees the sum of $5,000 for the purpose of obtaining expert advice and plans for a future University on the Homewood estate. Fortunately this estate already belonged to the University. The gift was gladly accepted. The President then visited several of the larger Universities and Colleges, where he found that in many of them there had been no systematic plan for development, in consequence of which the architecture of the buildings had been inharmonious and unsatisfactory. Accordingly, in order to ensure a symmetrical and harmonious development of the Johns Hopkins University a permanent advisory board of three well known expert architects was formed. This board will ensure an intelligent criticism of the plans and also a continuity of design that will permit radical changes in the plan or style of buildings only after due consideration by those who are familiar with all the circumstances.

The president and advisory board then invited five firms of architects, one in Boston, two in New York and two in Baltimore, to make competitive plans for the new site, each competitor being paid a professional fee for his work. The competitors were each given an outline of the site and a list of buildings, which it was proposed to erect upon it, either now or in the future. Expansion to 50 or 100 per cent. was to be allowed for in most of the buildings, and space provided for the erection of buildings, the exact need and nature of which cannot now be foreseen. All five of the invited firms competed. They were forbidden to hold any communication whatever concerning the nature of their plans with any members of the board of trustees, the faculty of the University or of the advisory board. They were further required to send in their plans without the least mark or sign of where they came from. The name of the firm accompanied each firm in a plain sealed envelope and was only sought for by the president and advisory board after the competition was decided and the award given. Every precaution, therefore, was taken to make the competition a perfectly fair one. Messrs Parker and Thomas,

Present Needs—A, library; B, administrative building; CC, class rooms; DDDD, laboratories; E, Levering Hall (Y.M.C.A.); F, dining hall; G, dormitory; H, gymnasium; S, athletic field; T, tennis court.

Future Needs—K, assembly hall; LL, museums; M, chapel; NN, laboratories, O, museum; PPPP, PPP, dormitories, R, president's house; I, Carrol mansion.

No provision is indicated for engineering, botanical gardens, observatory or sites for residences of members of the university staff.

of Boston and Baltimore, were the successful competitors. "Their design commended itself as showing great architectural ability in all its parts, and especially as being skilfully and intelligently adapted to the conditions imposed by the site, taking advantage of the open spaces and those where the least amount of grading is required, and preserving, wherever possible, the trees and other natural beauties."

The scheme presented is now to be used as a general plan, a basis for the whole of the University's future development. Those most interested in the result and most competent to advise in many matters of detail are now to be consulted. Doubtless, each University professor will have to state the detailed requirements of his department and the plans will be modified accordingly. At present, then the Johns Hopkins University possesses admirable plans for the grouping of the buildings and suggestions for the general style of architecture to be adopted. When the work of elaboration is completed, the result will be intelligent and satisfactory, and secure a systematic and harmonious development of all the units in the scheme. The President desires to have buildings which are "simple and dignified, with characteristics indicative of purpose, and as inexpensive as may be consistent with thoroughly good construction in all cases." The money necessary for undertaking the removal of the University to the new site is not yet forthcoming, but the President ends his report by stating his belief that "the problem of moving is one that can be solved."

What Baltimore is doing, Manitoba may do. Let us profit by the experience of older institutions. Let us, too, be comprehensive in our University ideas. Let us choose a large site, ample for all future needs, and erect upon it such buildings as we can afford, and leave to other generations the task of completing a scheme worthy of what is surely destined to be a great, a prosperous and probably a wealthy province. The generation of Manitobans has the privilege, if it will, of doing a great service both to its present and its future sons and daughters.

Lord Strathcona and others, whose knowledge and experience are large, believe that Canada will one day have a population of 100,000,000 people. Long before that time she will need many great Universities which will equal in standard the best in Germany, England or the United States. Where are they to be situated? Surely one of the best should find its place in the capital of this richly dowered Province, in the middle of the great highways which unite the east and west.

ADDENDA

JANUARY, 1907

The Site Deed.

There seems to be very general confusion as to the conditions under which the University holds its site from the Provincial Government. To make the matter clear, a copy of the document dealing with this matter is here appended. Upon the top of the first page is set the Great Seal of the Province of Manitoba, and in the margin the signatures of J. C. Patterson, Lieutenant-Governor, and J. D. Cameron, Attorney-General.

CANADA, PROVINCE OF MANITOBA.

THE GREAT SEAL OF THE PROVINCE OF MANITOBA.

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, etc., etc.

To all to whom these presents shall come Greeting.

Whereas, the lands and premises hereinafter mentioned and described, forming part of the reservation made by the Hudson's Bay Company for public purposes in the City of Winnipeg, known as the "Old Driving Park," containing about six and sixty one-hundredths (6.60) acres was by Order-in-Council of the Privy Council of Canada, approved of by His Excellency, the Governor-General on the Twenty-seventh day of June, A.D., 1898, granted to the Government of the Province of Manitoba, for Educational purposes

And Whereas the University of Manitoba is a corporation duly existing and incorporated under the laws of Manitoba

And Whereas we have deemed it expedient to grant unto the said The University of Manitoba the lands and premises hereinafter described for educational purposes, subject, however, to the terms stipulations, provisions and conditions hereinafter contained.

Now Know Ye that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the said The University of Manitoba and the successors thereof to be paid, observed and performed, We do by these presents grant, convey and assure unto the said The University of Manitoba and the successors thereof, all that certain parcel or tract of land in the City of Winnipeg, in the Province of Manitoba. . . . [Here follows a long description of the exact position of the present site on Broadway.]

To Have and to Hold the said premises and appurtenances thereunto belonging or appertaining unto and to the use of the said University of Manitoba and the successors thereof upon the trusts and on the conditions and with the powers and provisions in this document limited, declared and expressed concerning the same, that is to say that the lands and premises hereby granted shall be devoted to, and held as a site for the erection of suitable buildings for, and in connection with, the University of Manitoba and for academic purposes only; it being our aim, object and intent in granting the lands and premises aforesaid to the University of Manitoba to make the University capable for giving proper training in the higher branches of Education.

There is hereby reserved from and out of the said premises the clear annual rent charge of one dollar to be paid annually to Our Government for the Province of Manitoba on the second day of January.

It is agreed that the lands hereby granted or the rights and privileges herein contained shall not at any time be leased, conveyed or transferred by the University of Manitoba to any person or persons or body corporate without the leave, licence or consent of His Honor the Lieutenant-Governor-in-Council first having been obtained.

Save only such leases to professors, students, caretakers and other persons (of the same or other classes) as may be thought to be advisable in connection with the purposes or work of the University while carried on upon the said lands and premises.

In Testimony Whereof we have caused the Great Seal of Our Province of Manitoba to be hereto affixed.

Witness Our Trusty and Well-beloved the Honourable James Colebrooke Patterson, Lieutenant-Governor of Our said Province of Manitoba, a Member of Our Privy Council for Canada, etc.

At Our Government House at the City of Winnipeg in the year of Our Lord one thousand eight hundred and ninety-nine and in the Sixty-second year of Our Reign.

By command,

C. J. MICKLE,

Provincial Secretary.

VALUES OF THE UNIVERSITY AND COLLEGE SITES.

St. Boniface.

Regarding St. Boniface I can give no figures. The Roman Catholics, however, are richly endowed with land. The locating of the shops and yards of the Grand Trunk's new transcontinental line on the Roman Catholic Mission property must have enhanced its value perhaps to the extent of $1,000,000.

At my request an experienced real estate agent has carefully investigated the values of the remaining sites. I impressed upon him the fact that I wished the estimates to be moderate and well within the limits of the actual values. He has written me as follows:

Winnipeg, Canada, Jan. 15, 1907.

Prof. Buller,
Manitoba University, City.

Dear Sir:

Enclosed we beg to hand you a list of the present College sites, giving valuations and figures which could be realized at the present date, if the properties were placed on the market. These figures do not include buildings.

Wesley College.

Portage Avenue frontage, 313.3x110 ft. to 20 ft. lane, at $300.00 per foot	$93,990.00
Ellice Avenue frontage, 265x110 to 20 ft. lane, at $100.00 per foot	26,500.00
Spence Street frontage, 711.6 ft., at $60.00 per foot	42,696.00
Balmoral Street frontage, 542.5 ft., at $60.00 per foot	32,550.00
	$195,736.00

Manitoba College.

If subdivided would have a frontage of 400 ft. on Kennedy and 800 ft. on Vaughan Street, a total of 1,200 ft., at $75.00 per foot	$90,000.00

St. John's College.

Corner of Osborne and Proud, approximately 2½ acres	$50,000.00

Present Manitoba University Site, Broadway.

Contains 6¾ acres at $25,000.00 per acre	$168,750.00

The Suggested Site B.

This, as predicted in my article, was duly broken up into lots and put on the market last summer. The present selling price of the lots per acre is about $3,000. Site B is, therefore, no longer available for University purposes.

River Frontage for Site A.

In order to obtain river frontage for site A it might be possible to arrange with the Tuxedo Park Co and the city to make over to us a strip of land 400-500 feet wide for a University avenue running north from the site to the river. This avenue would terminate at the boating house, bathing house and skating pavilion, which the University might place there in its own private grounds.

Street Cars.

A street car track has already been made and is being worked from Portage Avenue to the Agricultural College. It is intended to continue the line along the southern boundary of the Assiniboine Park and the north boundary of site A.

Quotation from "Graduate's" Letter to the Free Press, Nov. 5th, 1898.

"That the proposed site [the present site] is circumscribed, devoid of natural beauty and hedged in by Government buildings, barracks, court house, jail and other buildings not in harmony with the ideal University surroundings, must impress itself forcibly upon graduates of Toronto, McGill or any of the leading Canadian, American or European Universities.

"No grassy meadows, no picturesque outlook, no quiet calm of semi-rural surroundings so conducive to meditation, no winding river, skirting the campus, not even a meandering Colony creek.

"The great schools and colleges, such as Eton, Harrow, Rugby, Harvard, Yale, Oxford and Cambridge, owe not a little to their environments, which have imperceptibly, yet not the less forcibly, left a lasting impress on the minds of their alumni."